069.0	0002	0018.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	828,400 /	828,400
					USE VALUE:	828,400 /	828,400
					ASSESSED:	828,400 /	828,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
16		DRAPER AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	COCHRANE EMILY LOUISE &
Owner 2:	DUNN ANDREW RICHARD
Owner 3:	
Street 1:	16 DRAPER AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DULIN KIMBERLY A -
Owner 2:	CUTLER RICHARD E -
Street 1:	16 DRAPER AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,280 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1895, having primarily Asbestos Exterior and 2191 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5280.000	420,200	3,300	404,900	828,400
Total Card	0.121	420,200	3,300	404,900	828,400
Total Parcel	0.121	420,200	3,300	404,900	828,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 378.04 | /Parcel: 378.0

Legal Description

User Acct 43964

GIS Ref

GIS Ref

Insp Date 10/23/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 069.0-0002-0018.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	420,500	3300	5,280.	404,900	828,700	828,700	Year End Roll	12/18/2019
2019	101	FV	316,800	3300	5,280.	376,000	696,100	696,100	Year End Roll	1/3/2019
2018	101	FV	316,800	3300	5,280.	376,000	696,100	696,100	Year End Roll	12/20/2017
2017	101	FV	316,800	3300	5,280.	329,700	649,800	649,800	Year End Roll	1/3/2017
2016	101	FV	316,800	3300	5,280.	300,800	620,900	620,900	Year End	1/4/2016
2015	101	FV	298,800	3300	5,280.	266,100	568,200	568,200	Year End Roll	12/11/2014
2014	101	FV	298,800	3300	5,280.	251,600	553,700	553,700	Year End Roll	12/16/2013
2013	101	FV	298,800	3300	5,280.	239,500	541,600	541,600		12/13/2012

!5914!

PRINT

Date	Time
12/10/20	20:44:21

LAST REV

Date	Time
11/04/20	12:01:14

danam

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5914

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DULIN KIMBERLY	72883-6	1	7/3/2019		990,000	No	No		
SHAPIRO MARK S	40106-610		7/24/2003		650,000	No	No		
TOWLE DAVID/ETA	28586-39		5/18/1998		307,100	No	No		Y

USER DEFINED

Prior Id # 1:	43964
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/30/2020	1182	Heat App	19,221	C				
4/30/2004	316	Temp Ten		C				
5/7/2001	271	Alterati	3,000	C				5 SKYLIGHTS
5/4/2001	259	Re-Roof	8,000	C				
1/25/1999	41	Redo Kit	30,000					REMODEL KITCHEN

ACTIVITY INFORMATION

Date	Result	By	Name
10/2/2019	SQ Returned	JO	Jenny O
10/23/2018	MEAS&NOTICE	BS	Barbara S
12/30/2008	Meas/Inspect	336	PATRIOT
10/7/1999	Mailer Sent		
10/7/1999	Measured	266	PATRIOT
12/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5280		Sq. Ft.	Site		0	70.	1.10	12									404,882						404,900	

Total AC/HA: 0.12121 | Total SF/SM: 5280 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 404,882 | Spl Credit | Total: 404,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	green		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1895	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.22377038
Const Adj.:	0.94990498
Adj $ / SQ:	151.121
Other Features:	75500
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	516224
Depreciation:	96018
Depreciated Total:	420206

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	1999
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

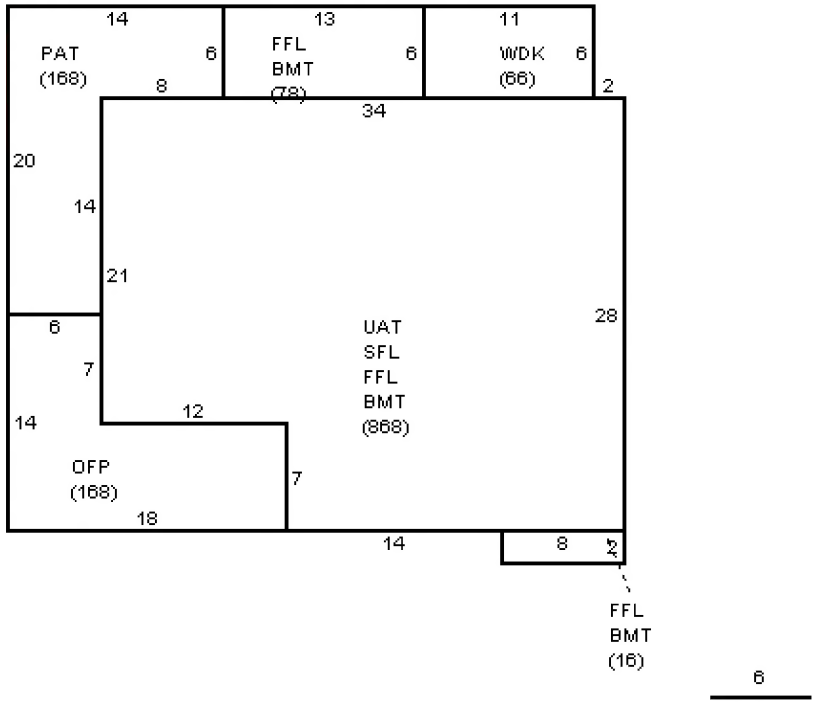
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	182.86
Special Features:	0	Val/Su Net:	123.19
Final Total:	420200	Val/Su SzAd	229.62

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	962	47.510	45,707
FFL	First Floor	962	151.120	145,378
SFL	Second Floor	868	151.120	131,173
UAT	Upper Attic	217	105.780	22,955
OFP	Open Porch	168	25.000	4,200
PAT	Patio	168	4.260	715
WDK	Deck	66	15.200	1,003
	Net Sketched Area:	3,411	Total:	351,131
Size Ad	1830	Gross Are	4062	FinArea 2191

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	15	F	
UAT	100	FLA	100	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 069.0-0002-0018.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X11	A	AV	1925	27.63	T	40	101			3,300			3,300

More:	N	Total Yard Items:	3,300	Total Special Featues:		Total:	3,300